

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing and Redevelopment Authority in and for the City of Bloomington PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2016 PHA Code: MN152												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 551												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <ul style="list-style-type: none"> • Provide Housing for people not adequately served by market rate housing. • Coordinate efforts to preserve existing neighborhoods. • Promote development and redevelopment that enhances Bloomington. 												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p>Expand the supply of assisted housing.</p> <ul style="list-style-type: none"> • Leverage private or other public funds to create additional housing opportunities. • Acquire or build units or developments. <p>Improve the quality of assisted housing.</p> <ul style="list-style-type: none"> • Improve voucher management: (Implement changes necessary if SEMAP score falls below high performer status). • Increase customer satisfaction. • Concentrate on efforts to improve specific management functions: (list; e.g., improve programmatic efficiencies; voucher unit inspections). • Maintain all HRA-owned rental units at a high standard. <p>Increase assisted housing choices</p> <ul style="list-style-type: none"> • Conduct outreach efforts to potential voucher landlords. • Promote development of affordable rental units. <p>Provide an improved living environment</p> <ul style="list-style-type: none"> • Continue Housing Quality Standards (HQS) inspections to preserve and existing rental units. <p>Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • Provide or attract supportive services to increase independence for the elderly or families with disabilities. • Administer Rental Homes for First-Time Home Buyers program. <p>Ensure equal opportunity and affirmatively further fair housing.</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, sexual orientation, gender identity, marital status and disability. • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, sexual orientation, gender identity, marital status and disability: 												

<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> The Housing Choice Voucher (Section 8) Administrative Plan has been updated on page 8 that a disabled applicant who has been removed from the waiting list may have up to one year to request a reasonable accommodation to reverse the removal <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> The annual plan may be obtained at the following locations: <p>Bloomington HRA 1800 W. Old Shakopee Road Bloomington MN 55431</p> <p>The HRA's website: www.BloomingtonMN.gov Search keywords: "Agency Plan"</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Bloomington HRA has 31 project-based units 20 of which are HRA-owned and provide access to neighborhoods outside of high poverty areas and secure units for larger families. Six of the units are within a larger tax credit townhome development. The other 5 are under contract to Cornerstone, which is an organization that provides services to men and women who have been victims of domestic violence, and physical abuse.</p> <p>In order to help increase owner participation and to provide more housing opportunities, the HRA has awarded an additional 8 project-based vouchers within a larger 394 unit market-rate apartment project within the City. This new construction project will break ground in 2015 with final lease-up occurring in 2017.</p> <p>Voluntary Conversion Assessment Activity Description:</p> <p>1a. Development Names: 1b. Development project numbers: 1c. Asset Management Project Number: 1d. Units to be converted:</p> <p>2. Has the PHA completed the Cost Analysis comparing the costs of continuing to operate the units as public housing to the cost of providing tenant-based assistance?</p> <p>3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?</p> <p>4. Has the PHA completed a rental market analysis of existing conditions to determine the likely success of using tenant-based assistance for the residents of public housing development?</p> <p>5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?</p> <p>6. Has the PHA described its conversion implementation plans, included the actions it plans to take to convert the development to transition the residents to tenant based assistance?</p> <p>7. Has the PHA consulted with the residents in the development to review the conversion assessment? Does the PHA have documentation to support the consultation?</p> <p>Voluntary Conversion Plan Activity Description:</p> <p>1a. Development Name: 1b. Development Project Numbers: 1c. Asset Management Project Number: 1d. Units to be converted:</p> <p>2. Has the PHA provided information on its plans for the development after the voluntary conversion?</p> <p>3. Has the PHA provided an impact analysis on the voluntary conversion of the development on the community?</p> <p>4. Has the PHA demonstrated that the voluntary conversion plan accurately describes the findings of the conversion assessment?</p> <p>5. Has the PHA consulted with the residents in the development to review the conversion plan? Yes. Does the PHA have documentation to support the consultation?</p> <p>6. Has the PHA consulted with appropriate public officials in development the voluntary conversion plan? Yes. Has the PHA acquired the required certification?</p> <p>7. Has the PHA confirmed that any proceeds from a conversion activity will be subject to the limitations on the use of these net proceeds found in section 18 of the 1937 Housing Act?</p> <p>8. Has the PHA completed a detailed Relocation Plan in accordance with 24 CFR 972.230 (b) as part of its voluntary conversion plan?</p> <p>9. Has the PHA summarized how the conversion of these public housing units supports the three conditions necessary for HUD to approve a voluntary conversion pursuant to 24 CFR 972.224?</p> <p>Project-Based Vouchers</p> <p>The HRA has a total of 31 vouchers that have been project-based in specific units in Bloomington. Of the 31, the HRA has five units designated for victims of domestic violence. Twenty of the units are HRA-owned single-family homes scattered throughout the City and six units in a tax credit property located in central Bloomington. The 31 project-based vouchers represent only 5% of the 551 vouchers of our program, and are well within the 20% project-based cap set by HUD.</p> <p>In addition, the HRA has approved eight additional eight units of project-based vouchers that will be part of a 394-unit market-rate development in the South Loop redevelopment area. To be completed in 2017, the placing of project-based units into this development will provide affordable housing opportunities that otherwise would not exist.</p>

8.0	Capital Improvements. n/a
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. n/a
8.2	Capital Fund Program Five-Year Action Plan. n/a
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated HRA-owned rental housing units.
- Maintain or increase housing choice voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Maintain or increase housing choice voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase housing choice voucher lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Increase the number of affordable housing units by:

- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Housing choice voucher-based assistance.

Target available assistance to the elderly:

- Encourage development of assisted housing through redevelopment.

Target available assistance to Families with Disabilities:

- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Encourage new construction of units for the disabled.

Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

Conduct activities to affirmatively further fair housing:

- Participate with Hennepin County Consortium to identify barriers to fair housing. Conduct discrimination testing or other fair housing activities.

Factors that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing.
- Influence of the housing market on PHA programs.
- City of Bloomington Comprehensive Plan.
- City of Bloomington Consolidated Plan.

The demand for affordable housing far outpaces the supply and funding available. This need for affordable housing was demonstrated when the Bloomington HRA opened its' waiting list in September 2014 for both our primary Housing Choice Voucher program and our 3BR project-based voucher units. During the four days the lists were open, The HRA received 14,559 applications for the Housing Choice Voucher list and 3,009 applications for the 3BR project-based list. From these applications, the HRA conducted a lottery for 1,500 spots on our Housing Choice Voucher list and 700 for the 3BR project-based list.

The resulting combined Housing Choice Voucher waiting list data below identifies the need for affordable housing by various factors:

	Combined Section 8 Housing Choice Voucher Waiting Lists
Waiting Lists Total	2,278
<=30% AMI	1,788
Between 30% and 50% AMI	382
Between 50% and 80% AMI	67
Above 80% AMI	41
Families with Children	1,334
Elderly Families	17
Families with Disabilities	562
Race/Ethnicity - White	316
Race/Ethnicity - Black/African American	1,866
Race/Ethnicity - American Indian/Alaska Native	91
Race/Ethnicity - Asian	36
Race/Ethnicity - Native Hawaiian/Pacific Islander	21
Race/Other/Declined	52
1BR	487
2BR	896
3BR	851
4BR	34
5BR	7
6 BR	3

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

- The Bloomington HRA will assist extremely low, very low-income and low-income families in Bloomington area to obtain decent and affordable housing by maintaining the waiting list for its tenant-based assistance programs. It will continue to issue vouchers for tenant-based assistance in an efficient and effective manner in order to maximize use of all Federal resources.
- The Bloomington HRA will apply for additional Section 8 Housing Choice Vouchers if funding is made available by Congress and HUD.
- Continue to develop marketing strategies that promote landlord participation in the Section 8 programs.
- Continue to coordinate the Bloomington Rental Housing Collaborative to provide education to landlords and promote participation in Section 8.
- Promote affordable housing unit development by providing funding utilizing HRA and/or City resources.
- Make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Bloomington Housing & Redevelopment Authority (Bloomington HRA) continues to carry out its mission of assisting low income families to obtain decent, safe and sanitary affordable. The HRA provides over 550 individuals and families with rental assistance subsidies through the Section 8 program. Successful program design and implementation has resulted in efficient use of federal funding. For example, the HRA has utilized Section 8 funding at 99% in the most recent program year. Such performance is reflected in the HRA's SEMAP score. The Bloomington HRA has maintained a high performer SEMAP score since for many years for the Section 8 Program.</p> <p>In order to expand the choice and supply of affordable housing, the HRA has implemented a number of strategies. For example, the HRA has awarded funding to several affordable housing projects in the City of Bloomington. Funding sources for these projects include HRA levy funds, City funds and other Federal programs such as CDBG. Examples of new affordable housing that received HRA has funded include \$257,000 to assist in the development of 50 affordable (tax-credit) rental apartments at the Crossings and \$200,000 to assist in the purchase and substantial rehabilitation of 50 existing Section 8 project-based townhome units at Blooming Glen.</p> <p>The HRA owns and operates 20 scattered-site single-family units spread throughout Bloomington. The HRA has project-based 20 section 8 vouchers in these units to ensure long term (30 years) affordability.</p> <p>The HRA also owns and operates 21 scattered-site single-family homes to assist families make the transition from being a renter to homeownership. The Rental Homes Program for First Time Homebuyers assists eligible families learn the basics of care and upkeep of a home while saving a portion of their rent every month for a down payment on a future home purchase.</p> <p>The HRA continues to ensure equal access and equal opportunity in housing through the administration of all HRA programs. The HRA sponsors an annual Fair Housing training for landlords through its' Rental Collaborative.</p> <p>The HRA is a member of the Fair Housing Implementation Council (FHIC) which coordinates the Regional Analysis of Impediments (AI) to Fair Housing study for several jurisdictions in the metropolitan area. This study results in the identification of barriers to fair housing in the public, private and non-profit sectors. The AI also identifies short and long-term solutions that the FHIC and others can act upon to impact the impediments.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant Amendment or Modification to the Annual Plan: A modification or change to the PHA Plan will be considered a "significant amendment" or "substantial deviation/modification" if the modification or change significantly changed the mission of the PHA as stated in 5.1, Mission above, which would impact or change the PHA goals stated in 5.2 Goals and Objectives.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations:</p> <p>See Attachment A.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section ____ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Section 3 Plan
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings	Annual Plan: Annual Audit
	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment A

Summary of Public and Resident Advisory Board Comments

1. A Section 8 participant requested that the HRA establish a preference for disabled persons for the Section 8 waiting list.

HRA Response: The HRA has long chosen not to establish a preference based upon a person's status, such as disability, veteran or other. This process provides all people equal access to the program, and does not rank one person over another. The only preference that the HRA has established is a local preference for ranking of applications. Those with a local preference are placed higher on the waiting list, though all are eligible to apply.

2. A Section 8 participant requested the lower the income limits for the program and assist with landlord/tenant disputes.

HRA Response: The income limits are set by HUD for the program and cannot be altered by the HRA. The HRA will assist in a tenant issue if it is related to upkeep of the unit by the landlord. Participants are referred to HomeLine for free legal advice to resolve all other issues.

3. A Section 8 participant requested assistance with perceived security issues and concerns about the management of her apartment building.

HRA Response: These are not issues related to the Agency Plan. The participant was provided information on how to contact police if she feels threatened and how to express her concerns to the management company at her building.

4. The Mid-Minnesota Legal Aid office submitted a comment letter on the Agency Plan and Section 8 Administrative Plan.

HRA Response: The letter, including the HRA's responses, is included as an attachment.